

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner indicated that variance relief was warranted in view of the existing use of the site, the property's shape and the existence of a floodplain generated by the Gwynns Falls; which is situated immediately south of the property. It was also indicated


that no part of the building will be located within 20 ft. of the limits of the floodplain established by that stream, pursuant to Baltimore County's Design Manual. In this regard, the Petitioner indicated that the proposal satisfied the concerns and requirements set out in the Zoning Plans Advisory Committee (ZAC) comment from the Department of Permits and Development Management (PDM).

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. Clearly, the proposed construction will not be detrimental to any adjacent properties. Moreover, I am persuaded that the Petitioner has met the requirements of Section 307 of the BCZR. However, the relief granted herein will be restricted in that the development of the property must be in accordance with the comment offered by the Developer's Plans Review Division of PDM.

Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 8th day of April, 1999, that the Petition for Variance from Sections 255.1 and 238.2 of the BCZR to permit a rear yard setback of 6 ft. in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason this Order is reversed, the Petitioner would be required to return, and be responsible for returning said property to its original condition.
2. The Petitioner shall comply with the ZAC comment from the Developer's Plans Review Division of PDM dated February 23, 1999, attached hereto and made a part hereof.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

April 6 1999

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Variance
Case No. 99-290-A
Property: W/S of So. Dolfield Road, 209 ft. N of Painters Mill Rd.
Petitioner: 150 Painters Mill Road, LLLP

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

Encl.

Copy to:

Mr. William Orlove, General Partner
150 West Painters Mill Road, LLLP
11403 Cronhill Drive, Suite H
Owings Mills, Maryland 21117



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at West Side of South Dolfield Road, 209 Feet
North of Painters Mills Road
which is presently zoned M.L.-I.M.

This Petition shall be filed with the Department of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s)

255.1 and 238.2 of the Baltimore County Zoning Regulations to permit a rear yard set back of 6 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To Be Determined at Hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s):

150 WEST PAINTERS MILL ROAD, LLLP

(Type or Print Name)

By:

Signature

William Orlove, General Partner

(Type or Print Name)

Signature

11403 Cronhill Drive, Suite H

Address

410-581-8181

Phone No.

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

City

MD

State

21204

Zipcode

Owings Mills

City

MD

State

21117

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

Case No. 99-290-A

TOIDOC51/erl01/#77854 v1

OFFICE USE ONLY

ESTIMATED LENGTH OF

HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JRF

DATE

2/1/99

**Zoning Description
January 14, 1999**

Description to accompany a Variance Request

West side of South Dolfield Rd. – 209 feet from Painters Mill Rd.
Baltimore County, Maryland
Election District 4, Councilmanic District 3
Tax Map 67 – Parcel 187

Beginning at a point located at the centerline intersections of Painters Mill Road, 70 feet wide, and South Dolfield Road, 70 feet wide at the said intersection, thence N 62 degrees 04 minutes 55 seconds W, 209.28 feet to a Point of Beginning at the South East corner of the property, thence the following courses:

N 56 degrees 08 minutes 26 seconds W, 160.00 feet, thence S 33 degrees 51 minutes 34 seconds W, 351.62 feet, thence S 54 degrees 00 minutes 19" E, 85.63 feet, thence S 57 degrees 58 minutes 38 seconds E, 75.37 feet, thence N 35 degrees 51 minutes 34 seconds E, 350.97 feet back to the point of beginning.

Containing 1.3 acres (56,628) square feet of land more or less and as described as parcel "D" in Liber 5832 Page 905 in the Land Records of Baltimore County.

NOTE: the above description is for zoning purposes only and is not intended to be used for conveyances or agreements.



**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-280-A
W/S South Dorfield Road, 209'
N of Painters Mill Road
(Westport Building)
4th Election District
3rd Councilmanic District
Legal Owner(s):
150 West Painters Mill Road,
LLLP

Variance: to permit a rear yard setback of 6 feet in lieu of the required 30 feet.

Hearing: Wednesday, March 31, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4388.

(2) For information concerning the file and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/14/99 March 11 C298460

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

3/11/1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/11/1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

3/25/99 - Talked to Susan. They put in the wrong hearing date. They will re-advertise at no cost (their mistake)

Sophie

BALTIMORE COUNTY, MARYLA.
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 063091

DATE 2/1/99 ACCOUNT P-001-615-000

AMOUNT \$ 250.00

RECEIVED FROM: Painter's Mill Professional
West Side of South Dolfield Rd. Item # 290
FOR: 020 - Variance Taken by: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS OCTUM. TIM.
2/01/1999 2/01/1999 10:21:05
RE: MS05 CASHIER LGM LXS DPMAR
5 MISCELLANEOUS CASH RECEIPT
Receipt # 033684
CN NO. 063091
250.00 CHECK
Baltimore County, Maryland

99-290-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No : 99-290-A

Petitioner/Developer: 150 W. PAINTERS MILL RD,
% ROB' HOFFMAN, ESQ., ^{ETAL}

Date of Hearing/Closing: 3/31/99

**WRONG HEARING
DATE** *scj*

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at ONSITE - WESTPORT BLDG,
W/S SOUTH DOLFIELD RD. NORTH
OF PAINTERS MILL RD

The sign(s) were posted on 3/15/99
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/20/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



99-290-A
W/S S-DOLFIELD RD. - 250' N.
PAINTERS MILL
3/15/99 3/31/99



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 18, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-290-A

W/S South Dolfield Road, 209' N of Painters Mill Road (Westport Building)

4th Election District – 3rd Councilmanic District

Legal Owner: 150 West Painters Mill Road, LLLP

Variance to permit a rear yard setback of 6 feet in lieu of the required 30 feet.

HEARING: Monday, March 29, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Robert A. Hoffman, Esquire
150 West Painters Mill Road, LLLP

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 14, 1999.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
March 11, 1999 Issue – Jeffersonian

Please forward billing to:

Barbara Ormord, Legal Assistant
210 Allegheny Avenue
Towson, MD 21204

410-494-6201

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-290-A

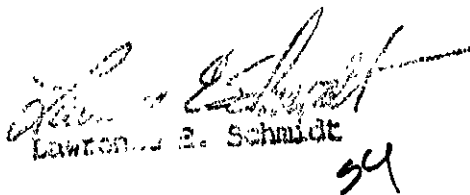
W/S South Dolfield Road, 209' N of Painters Mill Road (Westport Building)

4th Election District – 3rd Councilmanic District

Legal Owner: 150 West Painters Mill Road, LLLP

Variance to permit a rear yard setback of 6 feet in lieu of the required 30 feet.

HEARING: Monday, March 29, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 290

Petitioner: 150 West Painters Mill Road, LLP

Address or Location: w/s South Dolfeld Rd; 209 feet North
of Painters Mill Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Ormrod, Legal Assistant

Address: 210 Allegheny Avenue
Towson, Md. 21204

Telephone Number: 410-494-6201

Revised 2/20/98 - SCJ

99-290-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-290-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE - To permit a rear yard setback
of 6 ft. in lieu of the required 30 ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RE: PETITION FOR VARIANCE
Westport Building - South Dolfield Road,
W/S of S. Dolfield Rd, 209' N of Painters Mill Rd,
4th Election District, 3rd Councilmanic

Legal Owners: 150 Painters Mill Road, LLLP

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-290-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of February, 1999, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1999

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Case No.: 99-290-A
Petitioner: 150 West Painters Mill
Location: S Dolfield, 209' N
Painters Mill Road

Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 1, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs



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on Recycled Paper

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 23, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 22, 1999
 Item No. 290

The Bureau of Developer's Plans Review has reviewed the subject zoning item.

The rear of the property is located in the 100 year flood plain Zone A and Zone B. See the Department of Public Works' Storm Drain Design Section for the limits of the 100 year flood plain.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate D19 in the Baltimore County Design Manual.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

In accordance with Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited.

RWB:HJO:cab

cc: File

ZONE0222.290

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 2/25/99

FROM: R. Bruce Seeley, Project Manager *RS/JP*
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 2/15/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

290
291
292
293
294
295
296

300
301
302
303



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

February 23, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: 150 WEST PAINTERS MILL ROAD, LLP

Location: DISTRIBUTION MEETING OF FEBRUARY 15, 1999

Item No.: 290 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 23, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 22, 1999
 Item No. 297

 The Bureau of Developer's Plans Review has reviewed the subject
zoning item.

 No Plan Submitted.

RWB:HJO:cab

cc: File

ZONE0222.297

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: February 23, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 289, 290, 291, 294, and 297

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in cursive script, reading "Jeffrey M. Long", is written over a horizontal line.

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.16.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 290

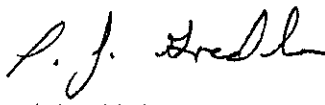
JRF

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for 

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Petitioners

PLEASE PRINT CLEARLY

~~BALTIMORE COUNTY REPRESENTATIVES~~
SIGN-IN SHEET

NAME

Rob Hoffman

William ORLOVE

ADDRESS

210 Allegheny Ave 21204

11403 CROWN HILL DR STE H OWINGS MILLS 21117



3-25-99

The Jeffersonians put the wrong date into the paper. They advertised 3-31 instead of 3-29. I called them. Susan said it was their error and they would re-advertise at no cost.

The hearing sign was posted with the wrong hearing date. The sign said 3-31 instead of 3-29. Apparently the sign poster (Pat O'Keefe) took the hearing information from the newspaper ad and not from our hearing notice. The newspaper ad ran on 3-11 and the sign was posted on 3-15.

I called the attorney, Rob Hoffman, to tell him that the hearing would have to be postponed. Rob said he talked to Tim and Tim said they could have the hearing on 3-31. I told Rob that there was no hearing room available at 9 AM on 3-31.

I checked with Carl, who said the decision was up to Tim.

I called Tim, explained that both the ad

99-290-A

and the signs were wrong. After much discussion with me, Tim said to postpone the case.

I called Rob to tell him the case was being postponed. He was upset.

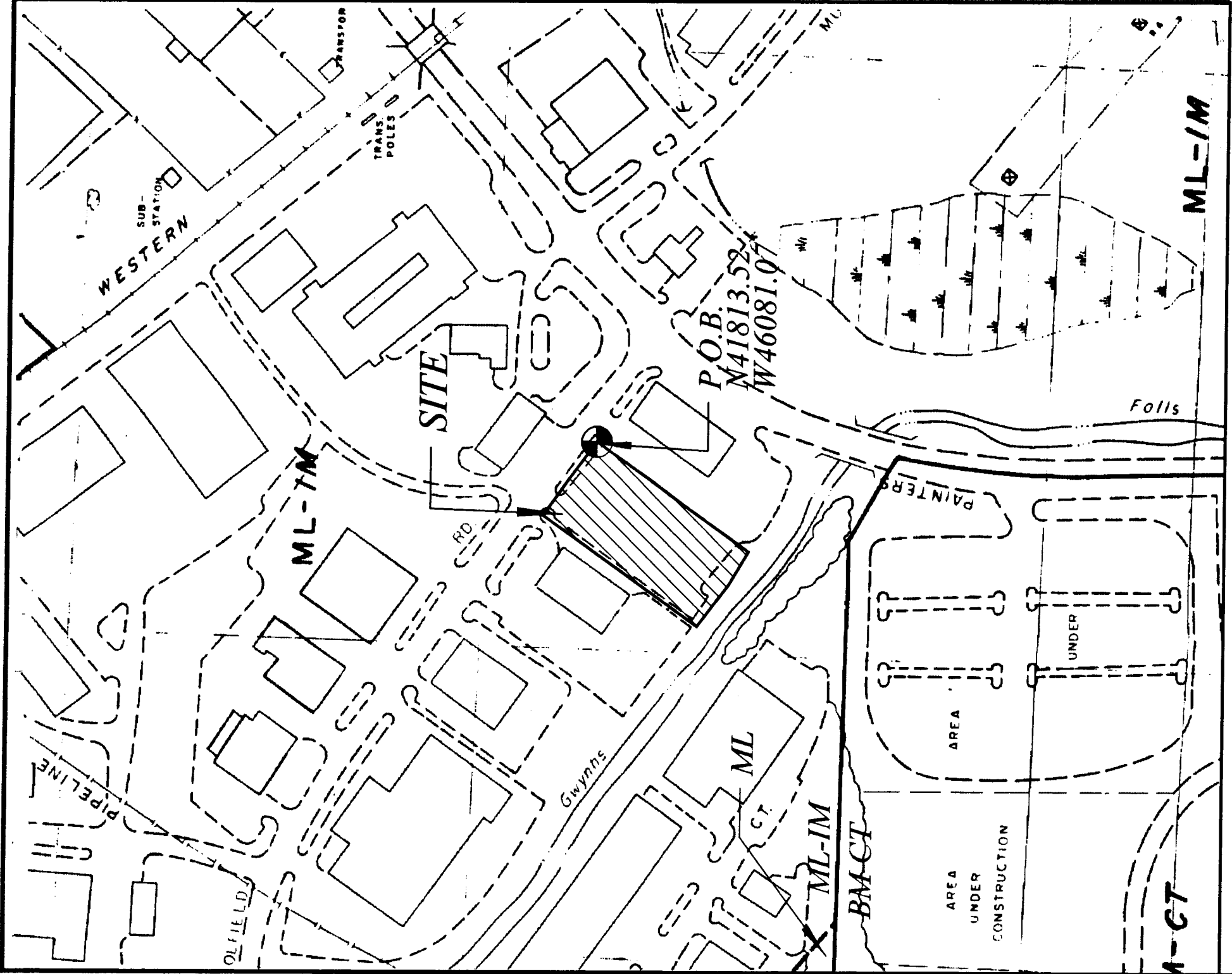
Rob called back later and said he talked to Tim and Tim changed his mind. Rob said Larry was going to hear the case on 3-31 at 9 AM. I told Rob that I had to talk to Tim again. He was upset so I let him talk to Carl. Carl told him we had to talk to either Tim or Larry because Tim said to postpone the case.

3/26/99

Carl talked to Betty, who said Larry agreed to hear the case at 9 AM on 3-31.

Case is not postponed. Rob will show up on 3-29 in case anyone comes. The case will be heard on 3-31.

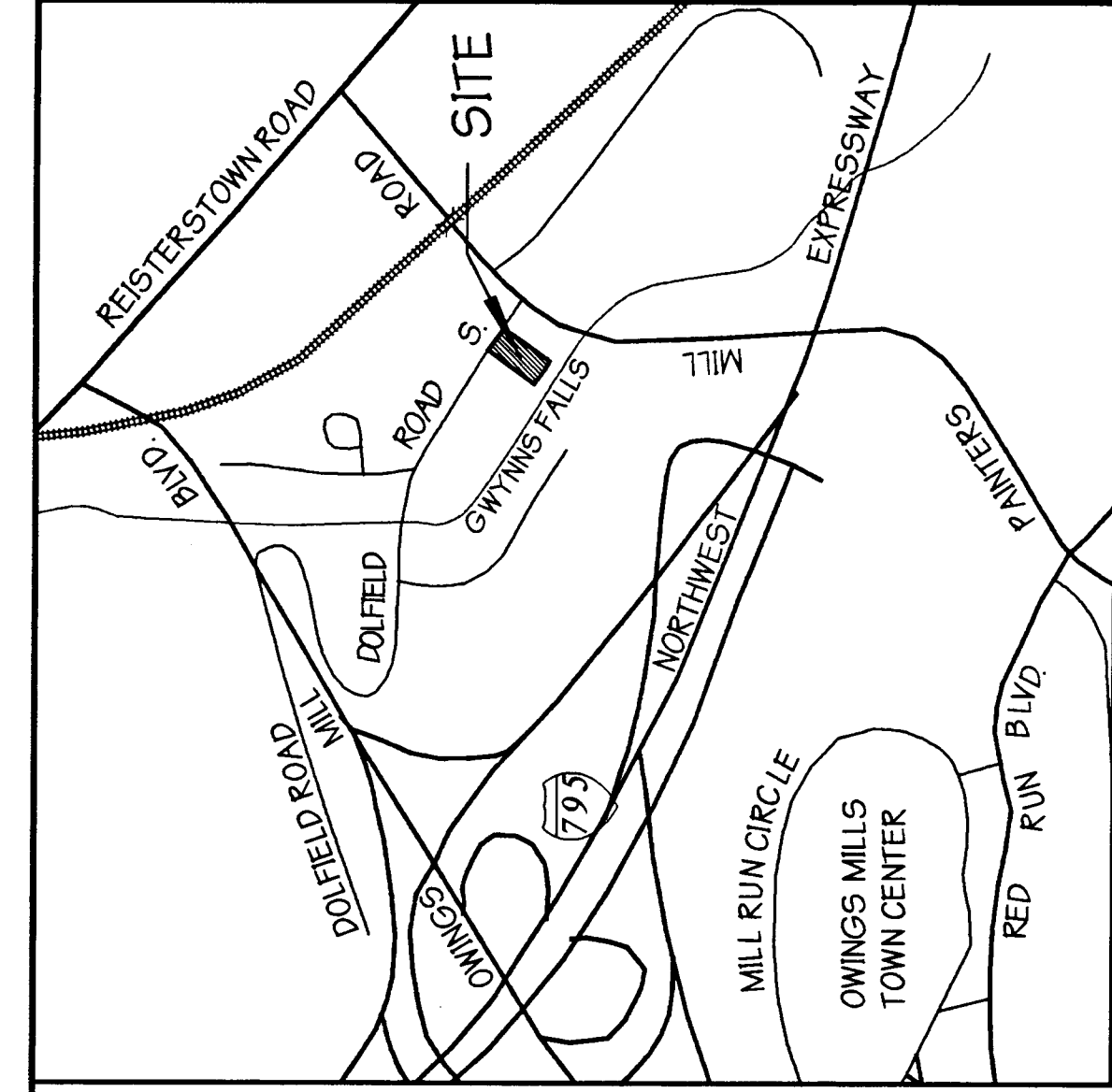
Sophia



PART OF ZONING MAP N.W. 11-H
SCALE: 1" = 200'

SITE DATA

SITE AREA	13 AC±
EXISTING ZONING	ML-IM
EXISTING USE	PARKING LOT
PROPOSED USE	OFFICE BUILDING & ASSOCIATED PARKING
DEED REFERENCE	58X21505
TAX ACCOUNT NUMBER	04-0009200
SUBDIVISION	OWINGS MILLS INDUSTRIAL PARK
PLAT REFERENCE	2914
PROP. BUILDING FLOOR AREA:	10,150 S.F.
FLOOR AREA RATIO	10,150 S.F. / 156,629 S.F. = 0.18 (2.0 permitted)
PROP. BUILDING HEIGHT	22 ±
PARKING SPACES	34 P.S.
10,150 @ 33.35' = 34 P.S.	
Total Required	120 P.S. (including 4 Handicap)
Total Provided	
PARKING SPACE DIMENSIONS:	
Typical Space	8'5" x 18'
Handicap Space	8' x 18'
(All spaces to be permanently striped)	
ZONING HISTORY:	NONE
PREVIOUS COMMERCIAL BUILDING PERMIT:	NONE



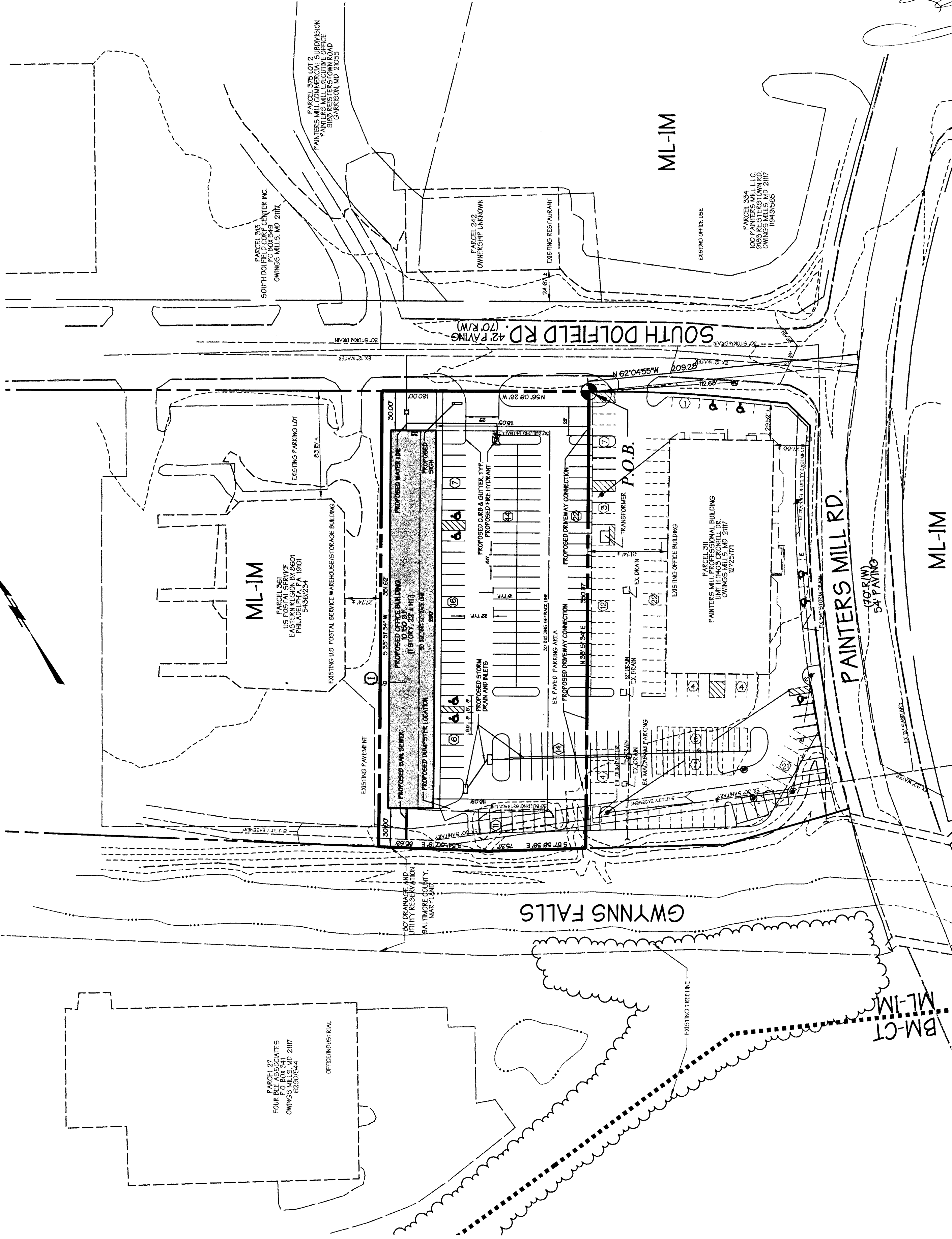
VICINITY MAP
SCALE: 1" = 1000'

LEGEND
PROPERTY LINE
EXISTING CONTOURS
EX. STORM DRAINS
EX. WATER
EX. SANITARY
EX. F.H.
EX. CONC. C&G
ZONING LINE
EX. TREELINE
EX. STREAM
PROP. C&G

Ⓢ ZONING RELIEF REQUESTED
SECTIONS 255.1 AND 255.2 B.C.Z.R. TO PERMIT A
ROAD WIDENING OF 8' IN LIEU OF THE REQUIRED 30'.

GENERAL NOTES

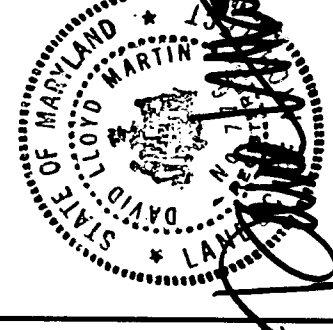
1. THERE ARE NO EXISTING SIGNS ON THE SITE.
2. ALL PROPOSED SIGNAGE WILL BE CONSTRUCTED IN ACCORDANCE WITH B.C.Z.R.
3. ALL PROPOSED SIGNAGE WILL BE CONSTRUCTED IN ACCORDANCE WITH B.C.Z.R.
4. ALL GRADING AND UTILITIES ARE CONCEPTUAL AND SCHEMATIC AND MAY BE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.



PLAN
SCALE: 1" = 50'

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-9120



DEVELOPER/LESSEE

WESTPORT L.L.P.
105 WEST PAINTERS MILL ROAD
OWINGS MILLS, MARYLAND 21117
410-581-8181

OWNER/LESSOR

WESTPORT L.L.P.
105 WEST PAINTERS MILL ROAD, L.L.P.
OWINGS MILLS, MARYLAND 21117
410-581-8181

PLAT TO ACCOMPANY PETITIONS
FOR ZONING VARIANCE

WESTPORT BUILDING
DOLFIELD ROAD SOUTH

Election District 4th
Councilmanic District 3rd
Scale: 1" = 50'

Tax Map 67 - Parcel 187
January 27, 1999
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99-290-A